

CONSULTATION ON PLANNING APPLICATION NUMBER HPK/2025/0409

As a group of residents from all four houses on Corn Street, Glossop, SK13 8QE, we have a number of shared concerns and questions regarding the planning permission proposal submitted to High Peak to construct a two storey dwelling on our road.

FLOODING

We are very concerned about potential future flooding around our houses. As you are aware we live on a flood plain. This has already risen to complications in the last 3 years in being able to get house insurance. The proposal plans are to divert the culvert alongside the front of the property (road) and alongside house number 9. The culvert would then not run in a straight line and surely this then has the potential to collect debris thus restricting the flow of water, but also this proposal would make the culvert run alongside the outside perimeter of house number 9 surely causing a higher flood risk to that property.

Glossop Shelf brook runs alongside the other side of Corn street and we would urge you to look at some of the footage of flooding onto the street from there which has occurred twice in the last 3 years where the road has flooded with water and sand bags issued to our properties (Facebook Manor Park group have video footage recorded on there.) The culvert with its additional flow of water by the road must surely add to the risk of flooding along the road and into our properties. Point 5.2 on the flood plan says 'The topography to the north of the plot rises relatively steeply which suggests that pluvial flooding could be a problem. Again, however, from personal knowledge of the applicant, there has been no such flooding associated with the topography in the past. Were there to be any in the future, which is unlikely, the surface water run off would discharge quickly into Glossop Brook which is only a few metres away' Between the proposed new culvert and Glossop Shelf Brook there is a road running towards our houses where water would flow easily first and would not discharge quickly into the brook. The rainwater very quickly collects along Corn Street as it is now creating large puddles running across the street already.

The culvert has been a feature of the landscape here for a number of years and in point 3.9.4 of the flood report on the application it says 'The culvert has not been in use for some 40+ years and only a small volume of water now comes down it.' As residents living next to the culvert we have been keeping an eye on this following the start of the Easton House development close by and we would say that this is not a huge flow of water but it has certainly increased in flow during the last year.

The flood report acknowledges that the area is on a flood plain and so point 3.9.3 says 'It is proposed therefore that the proposed dwelling should have no floor in habitable room less

than 0.850m above outside ground level – existing.’ And so, why build on a flood plain and possibly add further water drainage problems to other houses on the street?

DRAINAGE/WATER MAINS

Our row of houses are on a shared water mains and drainage and sewerage. We are concerned about the impact of additional strain on the existing system.

PROPOSED ACCESS TO THE PROPERTY

The proposal shows trees being taken down on the roadside to make way for a driveway to the property. That strip of land does not appear to belong to the piece of land for the proposed property on the site map. Is this not council land, as it is maintained by them, and is the developer then allowed to take over this space?

ECOLOGY/GREEN SPACES/ WILDLIFE

The site in question is a green space . It has a number of large trees and hedges and grassed area which are highly beneficial to the local environment. The taking down of the trees has a serious ecological effect which also has a huge impact on local wildlife. The piece of land and the stable block which is no longer used, has had very little maintenance in recent years and so has become a place where both Bats and an Owl have made their home. (Both protected species) We ask that the Derbyshire Wildlife Trust be consulted because of the impact on wildlife caused by the proposed removal of trees. We feel that this is a key issue that needs to be addressed in relation to this proposal.

The Residents of Corn Street, Glossop.